



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD

THURSDAY, AUGUST 21, 2003

THE VILLAS MEETING ROOM
(Located adjacent to City Hall, at rear of building)
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

BOARD MEMBERS

CHAIR, YARMILA KENNETT
VICE-CHAIR, ROD MARTIN
JAMES FRUIT
JERRY PYLE
VACANCY

REGULAR MEETING –7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Architectural Review Board meetings:

- *All Architectural Review Board proceedings are tape-recorded.*
- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*

- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: June 12, 2003 and July 17, 2003

NEW BUSINESS:

1. **SITE REVIEW, SR-03-14: VINEYARD-SPIRIT ROAD OILS:** A request to approve site and landscape plans on a 52,272 sq. ft. site with an existing 6,000 sq. ft. building in the General Industrial (MG) Zoning district. The site is located at the southeast corner of Mast Ave. and Vineyard Blvd. (APN 817-02-028)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-022, approving request.

2. **SITE REVIEW AMENDMENT, SRA-00-06: MADRONE-GLENROCK:** A request for approval of alterations to the approved architectural plans for the Capriano subdivision located on the south side of Tilton Ave., east of Hale Ave. and west of Monterey Rd. (APNs 764-09-027 & 764-09-026)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-023, approving request.

3. **EXTENSION OF TIME, EOT-03-11: E. DUNNE-GREWAL:** The applicant is requesting a one year extension of time for the site and architectural approval of a four-unit residential project. The project is approximately 1.75 acres, and is located at the northeast corner of Hill Rd. and E. Dunne Ave. in the R1(7,000)/RPD zoning district. (APN 728-11-026)

Recommendation: Open Public Hearing/Adopt Resolution No. 03-024, approving request.

4. **PLAN DETAILS FOR MISSION RANCH SR 01-23:** A request for Board approval of the Peet Rd. entrance signs for the Mission Ranch project located on the south side of Cochrane Rd. between Mission View Dr. and Peet Rd. Entrance sign approval was a conditions of the Site Review approval granted under Resolution No. 02-014.

Recommendation: Approve by minute action.

5. **PLAN DETAILS FOR AQUATIC CENTER SR 03-01:** A request for Board approval of Aquatic Center lighting, benches, fencing, and trash receptacles as a condition of the Site Review approval granted under Resolution No. 03-002.

Recommendation: Approve by minute action.

OTHER BUSINESS:

6. **UPDATE ON SUBCOMMITTEE REPORT ON INDOOR RECREATION CENTER:** A subcommittee report on the progress of the Indoor Recreation Center IRC.

Recommendation: Informational only.

7. **SUBCOMMITTEE REVIEW:** Murphy Ranch solar panel review report.

Recommendation: Informational only.

8. **SELECTION OF CHAIR:** Pursuant to City Council Policy, the Board must select a Chairperson and Vice-Chair to serve one year terms beginning in August of each year.

Recommendation: Selection of Chair/Vice Chair in accordance with City Council adopted policy.

ANNOUNCEMENTS:

ADJOURNMENT:

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.

HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.